

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



DIAL HOUSE, 1 OLD SCHOOL LANE, WEST LYDFORD, SOMERTON, TA11 7JP



**DIAL HOUSE,
1 OLD SCHOOL LANE, SOMERTON, SOMERSET, TA11 7JP**

Somerton 6 miles, Castle Cary 6 miles, Street 9 miles, Glastonbury 10 miles, Bruton 10 miles, Yeovil 12 miles, Bristol, Bath, Wells and the A303 all within easy reach.

A very well-proportioned detached family home with delightful grounds of approximately 0.5 acres, a private gated drive, and a versatile detached double garage with loft workshop – offering excellent potential for conversion (subject to the necessary consents).

Accommodation briefly comprising entrance porch, reception hall, sitting room, study, snug, kitchen/breakfast room, conservatory, utility room, w/c, three bedrooms and three bathrooms.

The home benefits from a peaceful location along a quiet lane, within the heart of this sought after village, yet remains highly accessible to nearby towns, schools and commuter links.

Guide Price: £650,000

Accommodation

Brought to the market for the first time since its construction, Dial House offers a rare opportunity to acquire a spacious family home with generous grounds and good privacy, within the ever-desirable West Lydford.

Th house has been carefully designed to maximise natural light, whilst providing spacious and flexible accommodation for family living, while maintaining a peaceful and private setting.

Approaching from the Old School Lane, the property is located on your left-hand side, whereby a gated, gravel driveway leads you onto the grounds.

At the front, a spacious entrance vestibule with handy built-in storage for coats and boots, welcomes you into the property and into a large reception hall. This space is central to the home and comfortably accommodates a dining table, with doors to all principal rooms and a staircase rising to the first floor.

The sitting room is a well-lit triple aspect room with windows to the front and side, and French doors leading into a tiled conservatory at the rear. A gas fireplace creates a cosy focal point, and the conservatory benefits from roof lights and underfloor heating – perfect as an all-season entertaining or relaxation space with French doors that open directly onto the patio and garden.





The kitchen, also overlooking the garden, is fitted with a comprehensive range of units and workspace, an integrated electric hob, double oven, and ample cabinetry. A utility room lies adjacent, along with a ground floor cloakroom. Completing the ground floor is a snug/library to the front of the house, with a door leading into a quiet, separate study – ideal for working from home.

Upstairs, the galleried landing provides access to three bedrooms and a family bathroom fitted with a bath and shower attachment, loo and basin. The principal bedroom is triple aspect and offers delightful views over the gardens, along with a small dressing area and built-in wardrobes. It also includes an en-suite shower room with tiled open shower enclosure, loo and basin. The second and third bedrooms are positioned at the front and rear respectively, with the third also benefiting from en-suite shower room.

Outside

The property is approached via a private, gated gravel drive with access to a double garage, set apart from the main house.

The garage features light, power, plumbing, and a spacious first floor workshop. This space offers superb potential for conversion into ancillary accommodation, subject to the necessary permissions.

The gardens are a particular feature of Dial House – entirely private and not overlooked. The garden to the front is well maintained and of a good size, including a lawn, box hedging and a variety of small trees, mature shrubs, and plants, along with ample off-road parking.

At the rear is a large, level lawn bordered by mature hedges, a variety of specimen trees, and fencing. There are well-stocked flowerbeds, a patio area ideal for outdoor dining, as well as a dedicated vegetable garden at the bottom. A garden shed sits discreetly to the side of the lawn, with side access available around both sides of the house.

The property faces west to the front and east to the rear, capturing sunlight throughout the day.

Tenure and Services

Freehold.

Not listed.

Mains water, drainage, electricity.

Oil fired underfloor heating.

Somerset Council - Council Tax Band: F





Directions -TA11 7DB

From the A303 Podimore roundabout proceed up the A37 for approximately 5 miles to Lydford-On-Fosse traffic lights. Continue straight over and take the second left into West Lydford. Old School Lane will be found on your right-hand side after a short distance.

What3Words: ///joystick.friday.miles

About the area

West Lydford is a small Somerset village in beautiful countryside between the towns of Wells, Somerton, Glastonbury and Castle Cary. The major towns of the area being Bristol, Bath, Taunton and Yeovil are all within commuting distance and Castle Cary station (15 mins) has a main rail line to London.

There are good state and independent schools close by including a number of primary schools, Millfield, Strode College, Wells Cathedral, Downside, Hazelgrove and the Bruton and Sherborne schools.

The villages of East and West Lydford are centred on the old Parish Churches and bridges over the River Brue and have a very active community with a good number of societies and organisations. Within a few minutes walk is a small local supermarket which also provides newspapers, off licence etc. and an excellent local pub. Extensive cultural, social and sporting activities with most needs catered for.

The village is situated away from the main road in beautiful countryside which is very accessible with many footpaths and bridleways which run through meadows, orchards and woodland.

Important Notice

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property.



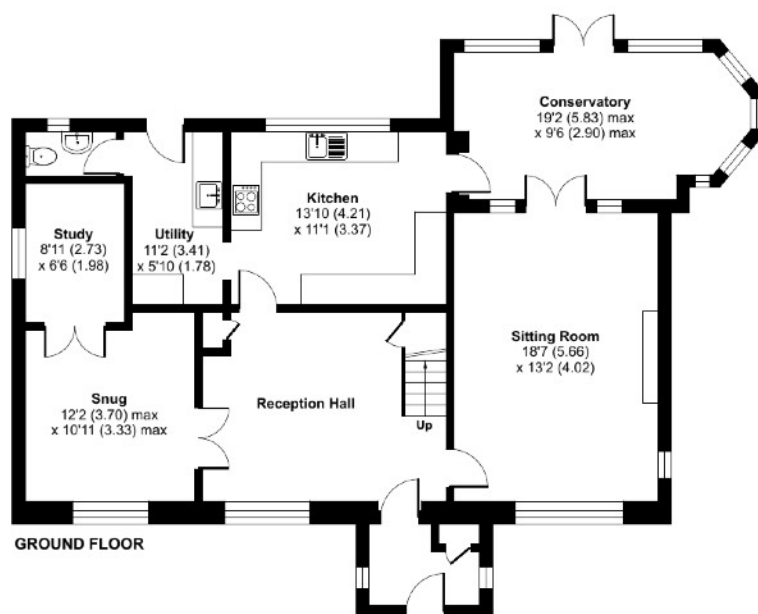
Old School Lane, West Lydford, Somerton, TA11

Approximate Area = 2099 sq ft / 195 sq m

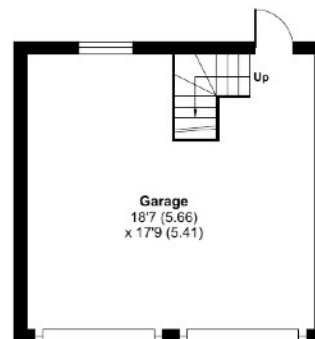
Garages = 658 sq ft / 61.1 sq m

Total = 2757 sq ft / 256.1 sq m

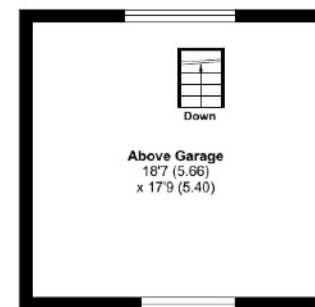
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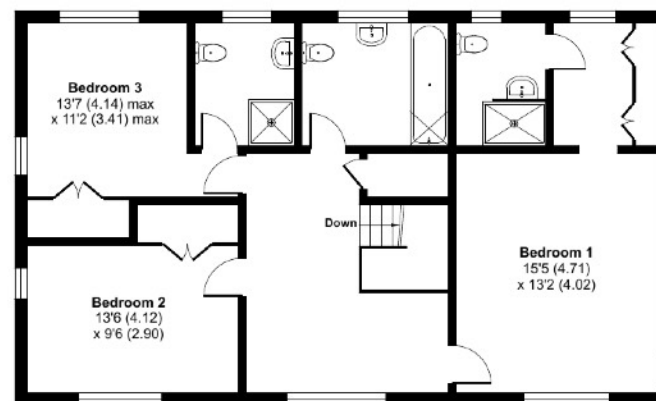
GROUND FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



FIRST FLOOR



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London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: somerton@roderickthomas.co.uk